
S-4268
KERPER CROSSING MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners David and James Kerper, who are also the property owners, represented by Ron Wharry of Moses Surveying, are seeking primary approval for a two lot subdivision, on 2.24 acres, located on the south side of CR 1075 E, approximately 1/8 mile west of East County Line Road, in Sheffield 25 (SE) 22-3.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding property. Five hundred feet to the southwest, land is zoned RE, Rural Estate. Flood Plain zoning associated with the South Fork of the Wildcat Creek exists about 1000' to the west.

The land in this request was a parcel created with the approval of P90-43. This parcel will need to be dissolved prior to recordation of the final plat. The creation of these two lots will use the final two development rights within this 159 acre parent tract.

AREA LAND USE PATTERNS:

The site currently has a mobile home and existing driveway. Surrounding land is a mix of large-lot residential, forest, and farm fields. Rutan Ridge Rural Estate is just to the southwest.

TRAFFIC AND TRANSPORTATION:

CR 1075 E is a two-lane, winding, paved road; it is classified as a rural local by the *County Thoroughfare Plan*. Both lots will use the existing driveway as access; an ingress-egress easement will need to be created with the final plat. County Highway is not requiring a "no vehicular access" statement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor has already approved the drainage on this subdivision. A letter from the County Health Department states that, "We have on file a soil analysis for Lot 1. This site is eligible for a conventional onsite system without a perimeter drain. Lot 2 has an existing onsite sewage system inspected on 8/31/90."

CONFORMANCE WITH UZO REQUIREMENTS:

The setbacks shown are correct; no buffering is required. Lot width and area are sufficient, since Lot 1 qualifies as a flag lot with a 20' "pole" portion and Lot 2 meets lot width requirements when measured at the deeper than standard front building setback.

(Lot width is measured at the front setback, not at the right-of-way line. As is the case with many cul-de-sac lots, the front setback is greater than the usual 25' so that the required 100' lot width can be measured where the lot widens out to that dimension.)

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. An ingress-egress easement shall be created in the “pole” portion of Lot 1 in favor of both lots.
5. The street addresses and County Auditor's Key Number shall be shown.
6. Parcelization P90-43 shall be dissolved prior to recordation of the final plat.